

## From the Program Director

**Debbie Redfearn**  
Single Family Housing Program  
Director

### Guaranteed Rural Housing (GRH) Program Meetings

Thank you for a very successful National Homeownership Month in Louisiana! Nearly 150 lenders and brokers participated in our Guaranteed Rural Housing (GRH) meetings in Shreveport and Baton Rouge in June. It was great to visit with old acquaintances and make new friends, too. We hope you enjoyed our presentations and learned something new about the GRH program.

### GRH Program is Very Successful in Louisiana

The GRH program in Louisiana continues to produce great numbers. As of August 22, 2005, we obligated 999 loans for a total of \$101,540,590. It appears we will have enough funding to operate uninterrupted for the entire fiscal year. We are also pleased to report that, as of June 30, 2005, the first year delinquency rate in Louisiana is 2.7 percent, which is ranked 26th in the nation. We are proud of this accomplishment and would like to thank you for helping us conduct a balanced GRH program. While increasing homeownership is important, it is vital that we create successful homeowners in order to fulfill our mission in the GRH program.



Omni Mortgage receives Platinum Award at Baton Rouge Guaranteed Rural Housing Program meeting.

## Lenders Recognized for Outstanding Accomplishments with GRH Program

During National Homeownership Month, USDA Rural Development recognized the following lenders and brokers for their outstanding accomplishments with USDA Rural Development's Guaranteed Rural Housing Program during Fiscal Year 2004:

#### Minority Homeownership Award

**Mortgage USA**  
80% of their GRH loan production helped minority families realize the dream of homeownership.

#### Platinum Award

**LA Lending** - \$6.5 million GRH loans

**First Guaranty Bank** - \$5.6 million GRH loans

**Sabine State Bank** - \$5.1 million GRH loans

**Omni Mortgage** - \$5.1 million GRH loans

#### Gold Award

**Triton Mortgage** - \$4.9 million GRH loans

**Citizens National Bank** - \$3 million GRH loans

#### Silver Award

**Richland State Bank** - \$1.8 million GRH loans

## Income Limits in Louisiana

**Guaranteed Rural Housing  
Moderate Income Limits  
Adjusted Income Limits**

(Orleans Parish is Ineligible for Lending)

Number in Household	Income Amount*	West Feliciana Parish Income Amount*
1 Person	\$46,700	\$47,600
2 Persons	\$53,350	\$54,400
3 Persons	\$60,050	\$61,200
4 Persons	\$66,700	\$68,000
5 Persons	\$72,050	\$73,450
6 Persons	\$77,350	\$78,850
7 Persons	\$82,700	\$84,300
8 Persons	\$88,050	\$89,750

Effective March 3, 2005

\*Add 8 percent of 4-person income limit for each person in excess of 8 persons.

**"Moderate Income" is defined as 115 percent of the U.S. Median Family Income.**

## PILOT PROGRAM WITH CHASE HOME FINANCE

We are pleased to announce that Louisiana has been added to the number of participating states in a pilot program with Chase Home Finance to increase the availability of new home credit financing to provide more rural families the opportunity to achieve the dream of homeownership. Loan guarantees from USDA Rural Development will make it possible for Chase to offer 30-year fixed rate construction loans that finance 100 percent of the cost of building a new home-including the lot, construction costs, closing costs, and interest payments while the house is being built. The key feature of this pilot program is that USDA will issue the final Loan Note Guarantee following the closing of the interim loan, without waiting for the completion of the subject property. If you have any questions about this program, please contact Chase, the Guaranteed Housing Specialist in your area, or Scott Pousson in the State Office.

## 2005 GREATER GULF STATES MORTGAGE CONVENTION NEW ORLEANS MARRIOTT - AUGUST 25-26, 2005

Stop by our booth and visit with Scott Pousson, Single Family Housing Specialist, State Office, and Mary Lu Wilkerson, Guaranteed Housing Specialist, Natchitoches Area Office. Learn more about the GRH program or just stop to say "Hi!" We look forward to seeing you!



**Pelican** press  
Louisiana's Guaranteed Rural Housing News

August 2005

## Contact Us

### State Office

3727 Government Street  
Alexandria, Louisiana 71302  
Telephone: (318) 473-7630  
TDD/TTY: (318) 473-7655  
Fax: (318) 473-7829

#### Debbie Redfearn

Single Family Housing Program Director  
debbie.redfearn@la.usda.gov

#### Scott Pousson

Single Family Housing Specialist  
scott.pousson@la.usda.gov

### Area II

#### Mary Lu Wilkerson

Single Family Housing Guaranteed Housing Specialist  
USDA Service Center  
6949 Highway 1 Bypass, Suite 103  
Natchitoches, Louisiana 71457  
Telephone: (318) 352-7100, ext. 128  
Fax: (318) 354-1682  
mary.wilkerson@la.usda.gov

#### Parishes served:

Avoyelles, Bienville, Bossier, Caddo, DeSoto, Grant, Natchitoches, Rapides, Red River, Sabine, Vernon, Webster, and Winn

### Area III

#### Charles Miniex

Single Family Housing Guaranteed Housing Specialist  
USDA Service Center  
Whitney National Bank  
905 Jefferson Street, Suite 320  
Lafayette, Louisiana 70501-7913  
Telephone: (337) 262-6601, ext. 119  
Fax: (337) 262-6823  
charles.miniex@la.usda.gov

#### Parishes served:

Acadia, Allen, Beauregard, Calcasieu, Cameron, Evangeline, Iberia, Jefferson Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion

### Area IV

#### John Friedman or Doug Lawrence

Single Family Housing Guaranteed Housing Specialists  
USDA Service Center  
805 West Oak Street, Room 3  
Amite, Louisiana 70422  
Telephone: (985) 748-8751, ext. 127 or 136  
Fax: (985) 748-4940  
john.friedman@la.usda.gov  
doug.lawrence@la.usda.gov

#### Parishes served:

Ascension, Assumption, East Baton Rouge, East Feliciana, Iberville, Jefferson, Lafourche, Livingston, Plaquemines, Pointe Coupee, St. Bernard, St. Charles, St. Helena, St. James, St. John, St. Tammany, Tangipahoa, Terrebonne, Washington, West Baton Rouge, and West Feliciana

## Address Updates, Questions, and Comments

In an effort to save paper and postage, we are distributing this and future newsletters by e-mail. Thanks go to those of you who have responded to our request and provided us your e-mail address—our e-mail address list is growing longer each day. If you would like to add your name to our e-mail distribution list for newsletters and program announcements, please provide your e-mail address to [debbie.redfearn@la.usda.gov](mailto:debbie.redfearn@la.usda.gov).

## Things to Know

### Administrative Notices

The following Administrative Notices have been issued addressing Guaranteed Rural Housing (GRH) loan-making and servicing issues:

**RD AN No. 4066 (1980-D)** dated April 5, 2005, clarifies the provisions of RD Instruction 1980-D regarding the content and submission requirements for GRH lender real estate owned (REO) property disposition plans.

**RD AN No. 4067 (1980-D)** dated April 1, 2005, outlines two uses for Fair Isaacs & Company (FICO) credit scores when underwriting GRH loans.

**RD AN No. 4068 (1980-D)** dated April 1, 2005, elaborates on which forms of credit history and current debt verifications are acceptable for GRH loans.

**RD AN No. 4069 (1980-D)** dated April 1, 2005, provides guidance on how to properly analyze a self-employed applicant's loan application for repayment ability.

**RD AN No. 4070 (1980-D)** dated April 1, 2005, elaborates upon the acceptable forms of employment income verifications for GRH loans.

**RD AN No. 4078 (1980-D)** dated May 6, 2005, clarifies the use of replacement cost for appraisals on new construction located in remote rural areas.

**RD AN No. 4080 (1980-D)** dated May 6, 2005, clarifies RD Instruction 1980-D, section 1980.345(d) concerning collection accounts with outstanding balances.

**RD AN No. 4081 (1980-D)** dated May 4, 2005, clarifies GRH condominium requirements, and how to determine if the condominium has been approved or accepted by the United States Department of Housing and Urban Development (HUD), Veteran Affairs (VA), Fannie Mae (FNMA), or Freddie Mac (FHLMC).

### Welcome to a New Approved Lender and Partner in Rural Homeownership

Bank of Montgomery, Natchitoches, Louisiana

### New Eligible Area

All of West Baton Rouge Parish, including Port Allen, is now eligible for origination of GRH loans. Look for new eligible areas (more potential homeowners/clients) throughout Louisiana in the coming months!

**Maximum Loan to Value Ratio (LTVR) for GRH purchase loans is 102 percent (if the entire guarantee fee is financed).**

**The guarantee fee for purchase loans is 2.00 percent. The refinance fee is 0.5 percent.**

### Not sure if a property is in an eligible area?

Try out the Income and Property Eligibility website: <http://eligibility.sc.egov.usda.gov>  
It can also be used to calculate adjusted household income and compare it to current income limits.

### Please visit Louisiana's USDA Rural

**Development website:** <http://rurdev.usda.gov/la>.

Check here for general program information, contacts, updates, and other valuable information on all USDA Rural Development programs in Louisiana.

### Instructions, Forms, Procedure Notices

Rural Development (RD) Instructions, Forms, Procedure Notices (PNs), and Administrative Notices (ANs) can be viewed on the Internet. The URL link is:

<http://rdinit.usda.gov/regs/> or  
<http://www.rurdev.usda.gov/regs/>.

To obtain Rural Development forms, visit the eGov website: <http://www.sc.egov.usda.gov/>.

To obtain a copy of Louisiana Administrative Notices, contact the Guaranteed Housing Specialist in your area.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.